028.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	974,300 / 974,300
					USE VALUE:	974,300 / 974,300
					ASSESSED:	974,300 / 974,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FENTIN HERBERT F & TONI A
Owner 2:	
Owner 3:	
Street 1:	45 GRAFTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Stucco Exterior and 3258 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	11	41A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	515,100	4,400	454,800	974,300
Total Card	0.114	515,100	4,400	454,800	974,300
Total Parcel	0.114	515,100	4,400	454,800	974,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.05 | /Parcel: 299.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19401

GIS Ref

GIS Ref

Insp Date 08/24/17

!2347!

PREVIOUS ASSESSMENT

Parcel ID 028.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	515,100	4400	4,950.	454,800	974,300		Year end	12/23/2021
2021	104	FV	490,900	4400	4,950.	454,800	950,100		Year End Roll	12/10/2020
2020	104	FV	490,800	4400	4,950.	454,800	950,000	950,000	Year End Roll	12/18/2019
2019	104	FV	378,300	4400	4,950.	483,200	865,900	865,900	Year End Roll	1/3/2019
2018	104	FV	378,300	4400	4,950.	352,500	735,200	735,200	Year End Roll	12/20/2017
2017	104	FV	353,200	4400	4,950.	307,000	664,600	664,600	Year End Roll	1/3/2017
2016	104	FV	353,200	4400	4,950.	261,500	619,100	619,100	Year End	1/4/2016
2015	104	FV	321,900	4400	4,950.	255,800	582,100	582,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2347

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON DANIEL/E	24056-413		12/17/1993		266,000	No	No	Y	

PRINT

Date	Time
12/29/21	21:22:46

LAST REV

Date	Time
11/30/21	09:27:50
mmcmakin	

USER DEFINED

Prior Id # 1:	19401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2009	1208	Re-Roof	10,680					

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2017	Inspected	PH	Patrick H
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/16/2009	Meas/Inspect	345	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Meas/Inspect	270	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 454,802	Spl Credit	Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03154063
Const Adj.:	1.00989902
Adj $ / SQ:	187.515
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	746479
Depreciation:	231409
Depreciated Total:	515071

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

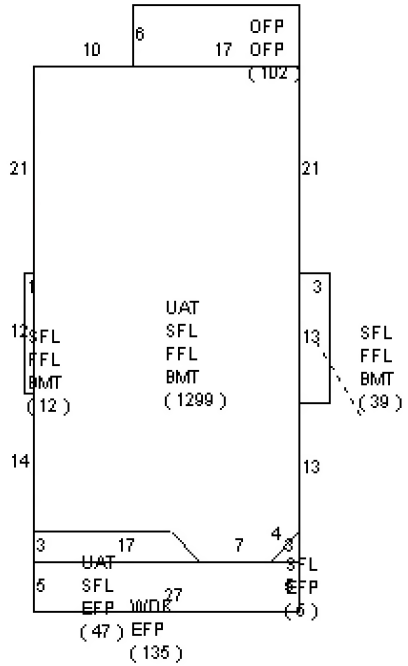
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.52
Special Features:	0	Val/Su Net:	103.75
Final Total:	515100	Val/Su SzAd	187.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,402	187.520	262,897
BMT	Basement	1,350	61.660	83,234
FFL	First Floor	1,350	187.520	253,146
UAT	Upper Attic	337	91.880	30,918
OFP	Open Porch	204	24.830	5,066
EFP	Enclos Porch	187	42.200	7,891
WDK	Deck	135	13.540	1,828

	Net Sketched Area:	4,965		Total:	644,980
Size Ad	2752	Gross Area	5974	FinArea	3258

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	
UAT	100	FLA	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1915	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400